135.0	0001	0025.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,200 /	886,200
					USE VALUE:	886,200 /	886,200
					ASSESSED:	886,200 /	886,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASSINARI SILVIO P & MARIE
Owner 2:	
Owner 3:	
Street 1:	2 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,950 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 2704 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5950.000	407,400		478,800	886,200
Total Card	0.137	407,400		478,800	886,200
Total Parcel	0.137	407,400		478,800	886,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.76 | /Parcel: 327.7

Legal Description

User Acct 86864

GIS Ref

GIS Ref

Insp Date 05/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0025.0

!10508!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	407,400	0	5,950.	478,800	886,200	886,200	Year End Roll	12/18/2019
2019	101	FV	307,100	0	5,950.	448,900	756,000	756,000	Year End Roll	1/3/2019
2018	101	FV	306,400	0	5,950.	371,100	677,500	677,500	Year End Roll	12/20/2017
2017	101	FV	306,400	0	5,950.	341,100	647,500	647,500	Year End Roll	1/3/2017
2016	101	FV	306,400	0	5,950.	311,200	617,600	617,600	Year End	1/4/2016
2015	101	FV	293,700	0	5,950.	305,200	598,900	598,900	Year End Roll	12/11/2014
2014	101	FV	293,700	0	5,950.	283,700	577,400	577,400	Year End Roll	12/16/2013
2013	101	FV	293,700	0	5,950.	269,900	563,600	563,600		12/13/2012

PRINT

Date	Time
12/11/20	00:48:20

LAST REV

Date	Time
06/14/18	10:37:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9724-400		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/1992	363		3,000					17X21 NEW DECK
6/11/1992	231		26,520					17X15 ADD/CONVT BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5950		Sq. Ft.	Site		0	80.	1.01	9									478,799						478,800	

Total AC/HA:	0.13659	Total SF/SM:	5950	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	478,799	Spl Credit		Total:	478,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10771573
Const Adj.:	0.99989998
Adj $ / SQ:	149.527
Other Features:	83976
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553554
Depreciation:	146138
Depreciated Total:	407416

COMMENTS

PDAS NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB		

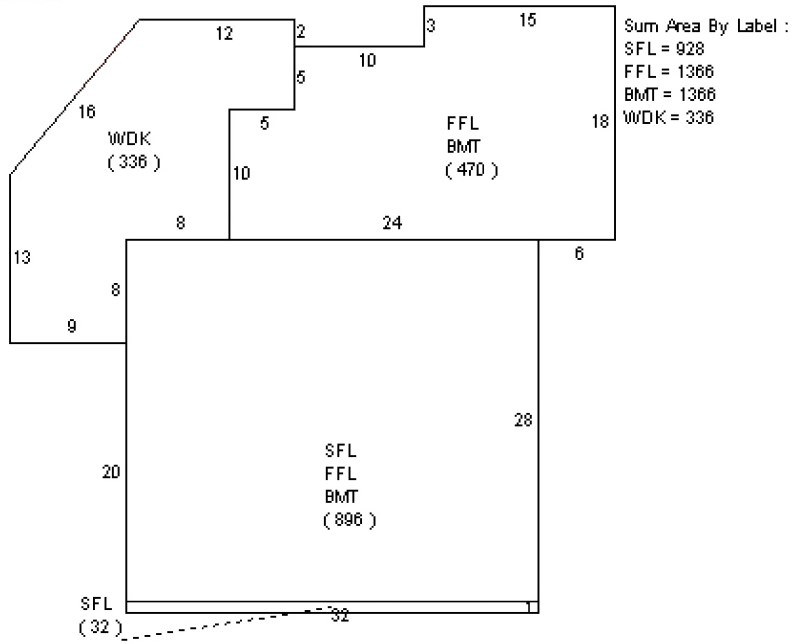
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.48
Special Features:	0	Val/Su Net:	101.95
Final Total:	407400	Val/Su SzAd	177.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,366	53.610	73,225
FFL	First Floor	1,366	149.530	204,253
SFL	Second Floor	928	149.530	138,761
WDK	Deck	336	8.980	3,016

Net Sketched Area:	3,996		Total:	419,255	
Size Ad	2294	Gross Are	3996	FinArea	2704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X10	A	AV	1985	0.00	T	27.2	101						

PARCEL ID

135.0-0001-0025.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc